

## **\$368,500 - 9612 120 Ave, Edmonton**

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MLS® #E4429275

### **\$368,500**

4 Bedroom, 2.50 Bathroom, 1,191 sqft

Condo / Townhouse on 0.00 Acres

Alberta Avenue, Edmonton, AB

**NO CONDO FEES!** This 2013 half duplex is full of upgrades. It features granite countertops, stainless steel appliances, laminate flooring, pot lighting, and large energy-efficient windows. The fully finished basement (with development permit) includes a bedroom with a walk-in closet, a full bathroom, a utility room with a high-efficiency furnace, and a living/theater room. The main floor is bright with south-facing windows and includes a half bathroom, living room, and kitchen. The cooking range, dishwasher, and window blinds are fairly new, with only 2 existing window blinds on the main floor. The upper floor offers 3 spacious bedrooms (one with a walk-in closet) and an upgraded full bathroom. The maintenance-free fenced yard features a floating deck, perfect for summer BBQs. Tree-lined streets create a pleasant atmosphere, and walking to school or downtown is easy. The home includes a cement parking pad and street parking. Just one block to NAIT, 5-minute walk to LRT and public transit.

Built in 2013

### **Essential Information**

MLS® #                    E4429275

Price                      \$368,500



Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,191
Acres	0.00
Year Built	2013
Type	Condo / Townhouse
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	9612 120 Ave
Area	Edmonton
Subdivision	Alberta Avenue
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5G 0R9

### Amenities

Amenities	Hot Water Natural Gas, Recr
Parking	Parking Pad Cement/Paved

### Interior

Appliances	Dishwasher-Built-In, Dryer, Star, Storage Shed, Stove-El
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Corner Lot, Low Maintenance, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl



Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      April 4th, 2025  
Days on Market                17  
Zoning                              Zone 05

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